



## Englewood Real Estate Report

### Quarter 2 2017

#### OFFICE

	Englewood	Arapahoe County	Metro Denver
Existing Buildings	129	1,141	5,207
Existing Square Feet	1,831,064	43,043,128	166,371,829
Vacancy Rates	13.6	10.7	11.3
Average Lease Rates	\$19.80	\$22.60	\$25.98
Number of Lease Deals	18	181	637
Leasing Activity Direct (SF)	29,107	512,441	2,039,682
Leasing Activity Sublet (SF)	0	73,692	227,775
Square Footage Delivered	0	49,350	1,108,025

#### RETAIL

	Englewood	Arapahoe County	Metro Denver
Existing Buildings	328	2,263	10,957
Existing Square Feet	2,691,725	37,778,644	150,490,764
Vacancy Rates	2.9	10.7	11.3
Average Lease Rates	\$21.06	\$16.78	\$25.98
Number of Lease Deals	7	73	277
Leasing Activity Direct (SF)	30,877	176,152	176,152
Leasing Activity Sublet (SF)	0	35,977	51,366
Square Footage Delivered	19,180	27,500	271,922

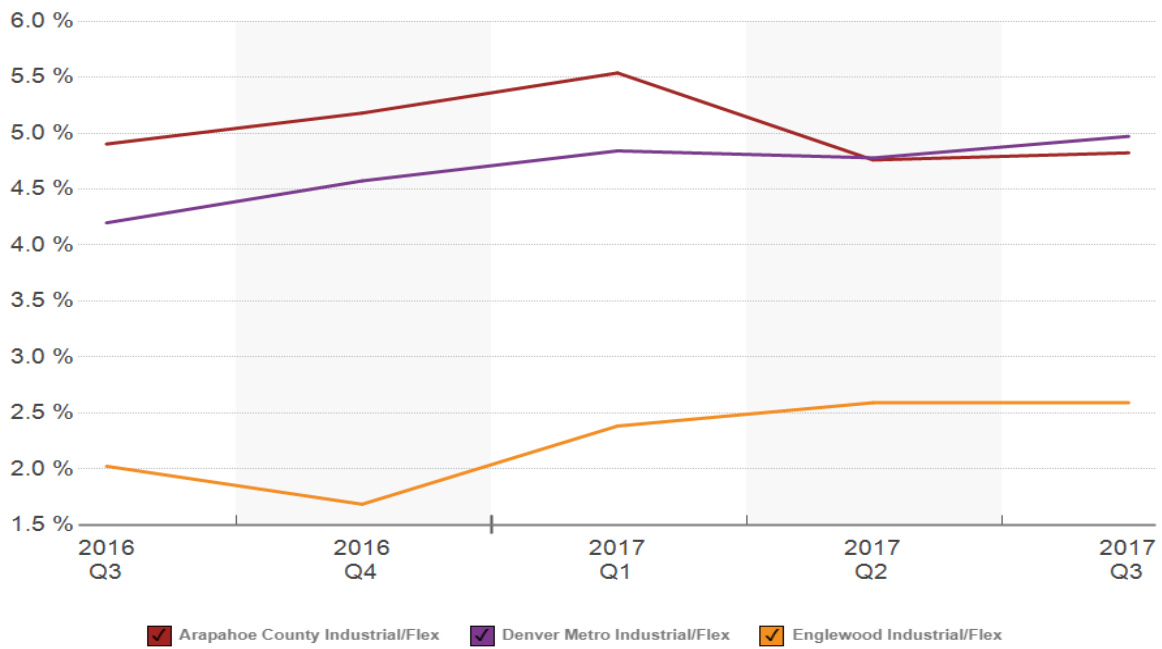
#### INDUSTRIAL/FLEX

	Englewood	Arapahoe County	Metro Denver
Existing Buildings	480	1,316	7,613
Existing Square Feet	7,908,912	29,094,170	229,069,600
Vacancy Rates	2.6	4.8	4.8
Average Lease Rates	\$8.36	\$9.65	\$7.97
Number of Lease Deals	9	66	268
Leasing Activity Direct (SF)	81,957	258,042	2,386,240
Leasing Activity Sublet (SF)	0	2,117	186,311
Square Footage Delivered	0	0	1,211,735

## Industrial/Flex Vacancy Rate

Q3 2016–Present

While Englewood's Industrial / Flex vacancy recently ticked up, the rate is well below 3% and well below the vacancy rate for Metro Denver and Arapahoe County. Leasing activity in this segment is strong with almost 82,000 square feet leased in the quarter.



## Recent Englewood Lease Transactions

Tenant	Address	Sq. Ft.
<b>OFFICE</b>		
Colorado Neurological Institute	701 East Hampden Avenue	6,922
Unknown	701 East Hampden Avenue	2,773
Health Management Systems	333 West Hampden	2,543
<b>RETAIL</b>		
Dragon Skill Games	4011-4035 South Broadway	3,000
Unknown	4011-4035 South Broadway	1,655
<b>INDUSTRIAL/FLEX</b>		
Earth Treks	1050 West Hampden	52,000
Unknown	2777 South Tejon	12,000
Unknown	2875-2885 South Santa Fe	10,886

Data Source: CoStar Realty Information, Inc.

The quarterly real estate report presents a snapshot of real estate trends and comparisons to Metro Denver and Arapahoe County.

A searchable listing of available commercial real estate in Englewood is available at [www.engagewoodco.gov/doing-business](http://www.engagewoodco.gov/doing-business)